

Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

August 13, 1979

Present: Raftery, Sauer, Chaput, Kulmala, Courant

Tom Raftery reported that the problem of the private driveway proposed over the Town-accepted but unpaved Indian Hill stub was going to be solved by a four-way agreement between Horrocks, owner of the land to be accessed; Cutter and Surgeonor, abutters of the stub; and the Town. The Agreement is to be filed with a plan showing the 14-foot driveway (10 feet gravel plus shoulders) contained on the Town easement. Town Counsel, Neil Melone, had approved this approach and the plan was then signed under Approval Not Required.

A letter was received from Munroe Hill Associates requesting waivers to the Subdivision Rules and Regulations relative to road grading and side slopes (see copy attached). Regarding the 45 degree slopes, discussion centered on how they would be maintained. One possibility is to include this as part of the covenant and withhold release of lots until the erosion control is shown to be working. It could also be made a condition before road acceptance would be recommended.

Hal Sauer relayed information received by Frank Hannaford from CVP regarding road grades. There were no guidelines available relative to grades near an intersection. The question of 8% versus 10% proposed for one section of Nathan Lane didn't seem to make much difference to Clint Davis as an engineer. He recommended that no driveway enter the roadway system at the intersection of Nathan Lane and Virginia Farme and that the other side of Virginia Farme Road, opposite Nathan Lane, be investigated to determine if a guardrail would be necessary in the case of an out-of-control vehicle at the intersection. Jerry Murphy, Virginia Farme, said there was nothing at that location that would be damaged by an out-of-control car. His concern is drainage and he said that the present plan satisfies him in that regard.

Most of the points made by CVP at the July 23 meeting had been met. It was noted that a power of attorney was necessary before the covenant could be accepted. Shrubs, trees and other ground cover at the intersections had not yet been noted. One of the two telephone poles had been eliminated.

The possibility of providing some common area for a playground was discussed. Charles Brown said that he had investigated the possibility of cutting out an acre from the plan for this purpose but felt that he could

not make a decision about what lot should be burdened by this adjoining activity. He felt that the neighborhood association could do this after the fact of ownership. It was reported that the Board could have the power to tie up a lot for three years and give the Town the opportunity to buy the lot for recreation purposes. Discussion of ways to provide a common area should be encouraged at the Public Hearing. Brown referred the Board to Section 81Q relative to this question.

It was decided to refer the Munroe Hill request dated August 10, 1979, to CVP for comment. The Board was unanimously in favor of a 20-foot paved width with a bike path for Nathan Lane. Roger Davis should be consulted regarding the 8% v. 10% grades on Nathan Lane. Most of the Board members present felt that the 45 degree slope would not be acceptable. It was generally felt that outcroppings of ledge beyond the 50-foot right of way would not present any problem as long as it was not a safety factor. CVP's comments, based on their past experience with similar road construction, will be most valuable.

It was reported that Bob Koning wishes to be present at the Public Hearing to address the fire hole question. It was suggested that Mrs. Tully be invited to address the question of the access easement from Aaron Way to her land abutting. Public Hearing will be August 27, 1979.

A plan of land on Bedford Road owned by Theodore Freeman and showing Lot 1, 2.14 acres with 250-foot frontage; Lot 2, 2.72 acres with 250-foot frontage; Lot 3, 2.43 acres with 269.45-foot frontage; and Lot 4, a porkchop lot containing 4.61 acres with 45-foot frontage was signed under Approval Not Required. It was noted that the porkchop lot will be next to one other existing porkchop lot and that is within the Bylaw.

Ralph Nelson presented a draft of a plan of land on Curve Street owned by Paul Swanson. This plan will make minor changes to lot lines of Lots 1, 2 and 3 of a plan signed July 9, 1979, under Approval Not Required. No problems were seen with the proposed changes. The plan will be put in final form and "walked around" during the week. Once the Clerk of the Board has signed it and received the new application, the other members may sign and the plan may be filed.

It was reported that residents of Stonygate will have mail delivered to boxes located at their individual lots rather than to a line of boxes all located on Bedford Road. It was noted that the Zoning District Map and the map showing lot lines were not available.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board

Munroe Hill Associates

8/13 minutes

18 Westford St. (Box I) Carlisle, Massachusetts 01741 (617) 369-6674

August 10, 1979

To: The Carlisle Planning Board

From: Munroe Hill Associates

Subj: Request for changes in subdivision rules and regulations pertaining to plan "Homesites on Munroe Hill".

The following changes are requested:

Voted

✓ 1. On Nathan Lane to its turn around that the paved width of road be 20 ft. with a bike path provided. This 20 ft. width would extend from the intersection of Nathan Lane with Munroe Hill Road.

Held

2. That the requirement of road grade be changed from 8% to 10% on that section of road from 50 ft. from Virginia Farm Lane to 500 ft. from Virginia Farm Lane on Munroe Hill road.

Held

3. That the side slope over the same distance as #2 above be changed from 1:2 (22.5 deg.) to 1:1 (45 deg.) or someother and that the slope be covered with juniper and stone to prevent erosion.

Held

4. That ledge outcroppings be permitted to project from the side slopes as they are found and provided that they are not within the 50 ft. right of way and do not contain any loose portions.

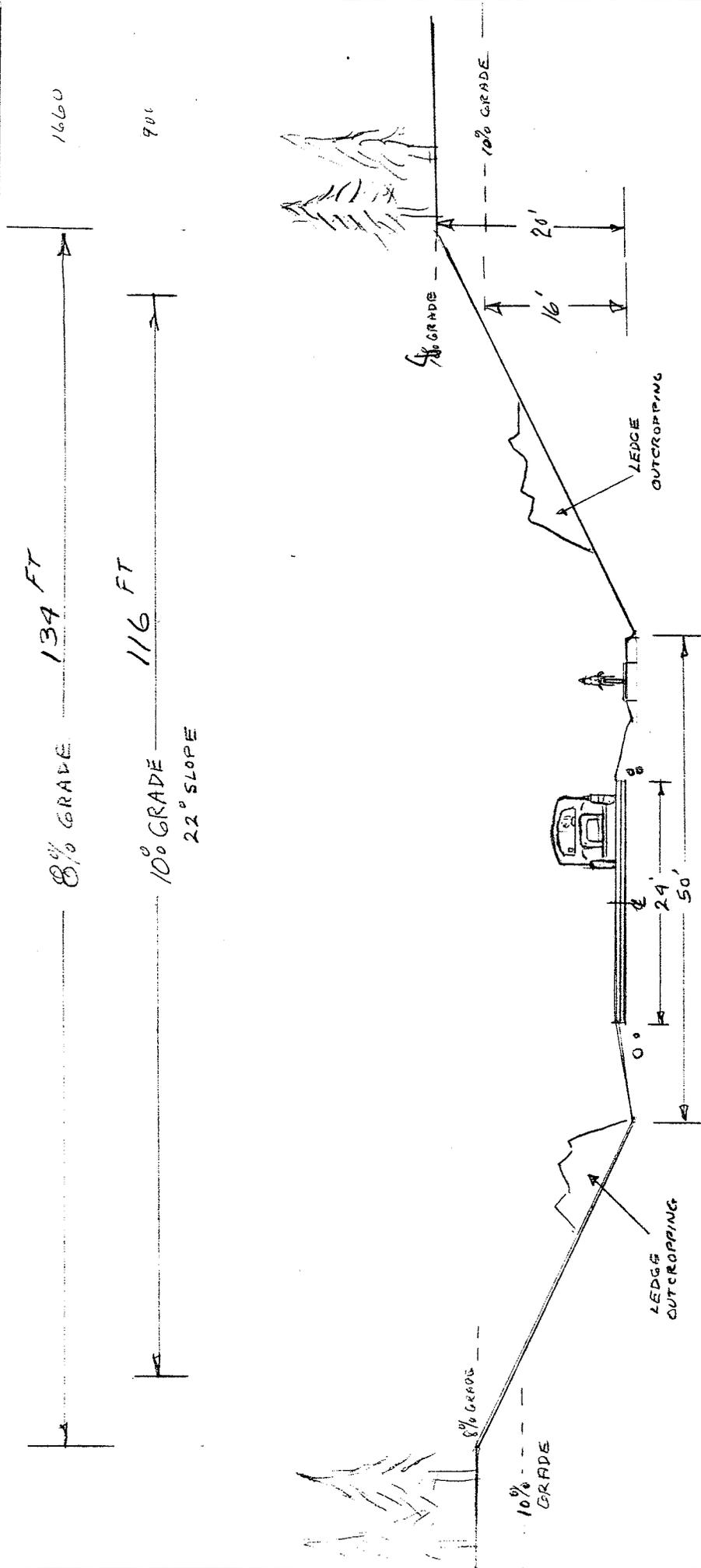
Requests for #2 and #3 are made to reduce the width of cut through the woods from 134 ft. to 80 ft. This reduction will save 54 ft of trees for a length of 400-500 ft. long and reduce the impact on the aesthetics in this area of the subdivision.

See exhibits "A" & "B" attached

Respectfully,
MUNROE HILL ASSOCIATES



Charles P. Brown

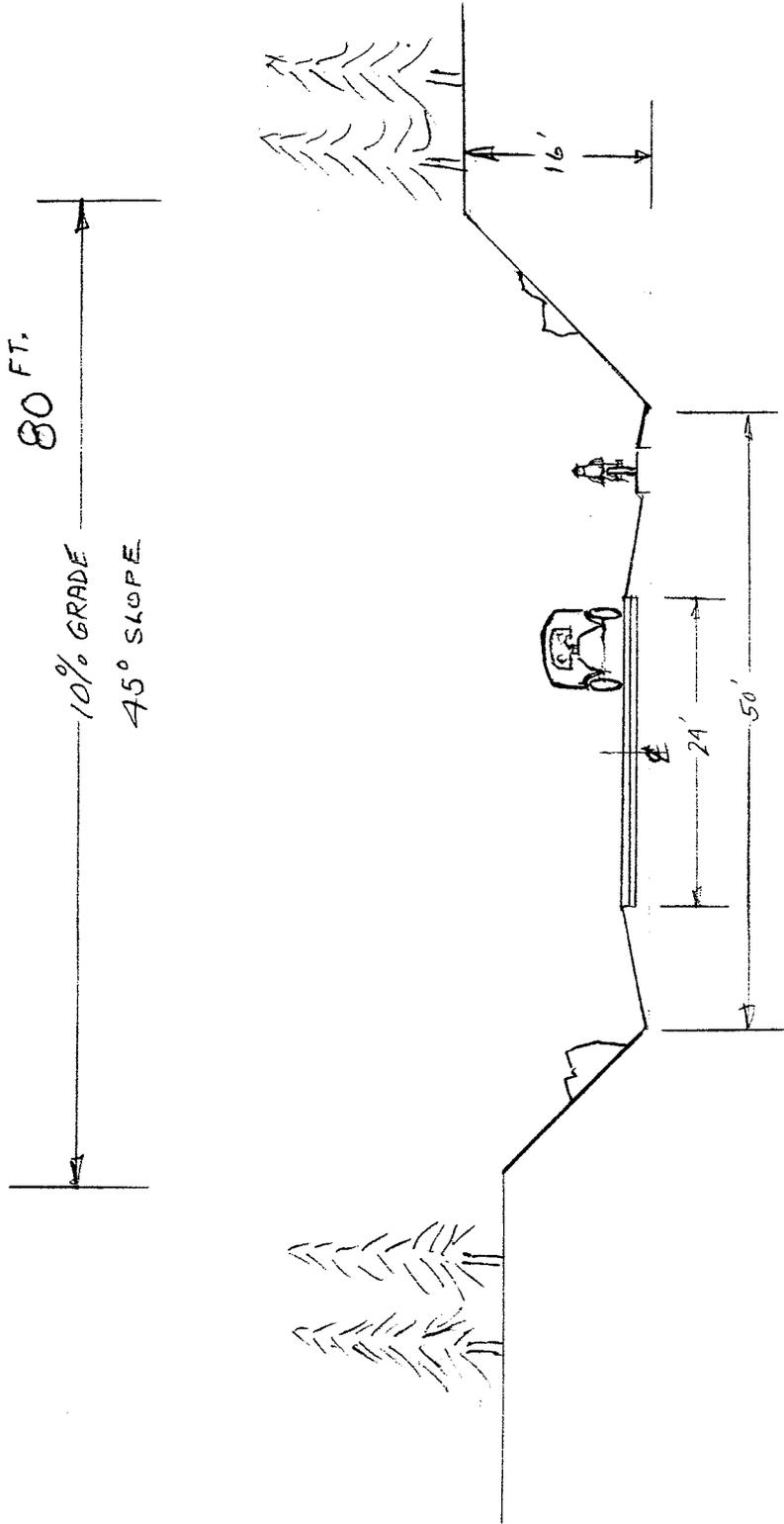


MUNROE HILL ROAD - CARLISLE MASS.

GRADE CROSS SECTION 300' FROM VIRGINIA FARMER LANE

BETWEEN LOTS 8-9

A



MUNROE HILL ROAD - CARLISLE MASS.

GRADE CROSS SECTION 300' FROM V.F. LANE
 BETWEEN LOTS 8-9

B

7-31-79
 CPB

600